

161.0

0002

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,129,100 / 1,129,100

ASSESSED:

1,129,100 / 1,129,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
154-156		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DAY ROGER P & HONG JOAN F/TRS	
Owner 2: HONG-DAY FAMILY LIVING TRUST	
Owner 3: AGREEMENT	

Street 1: 10481 ANN ARBOR AVE	
Street 2:	

Twn/City: CUPERTINO	
St/Prov: CA	Cntry
Own Occ: N	

Postal: 95014	Type:
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PREVIOUS OWNER

Owner 1: DAY ROGER P & HONG JOAN F/TRS -	
Owner 2: 154-156 HILLSIDE AVE REALTY TR -	

Street 1: 10481 ANN ARBOR AVENUE	
Twn/City: CUPERTINO	
St/Prov: CA	Cntry

Postal: 95014	
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NARRATIVE DESCRIPTION

This parcel contains .285 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Wood Shingle Exterior and 3105 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12401		Sq. Ft.	Site		0	70.	0.64	8									554,419						554,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	12401.000	569,000	5,700	554,400	1,129,100		107529
							GIS Ref
							GIS Ref
							Insp Date
							10/06/18

Total Card / Total Parcel

1,129,100 / 1,129,100

Prior Id # 1: 107529

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	569,000	5,700	12,401.	554,400	1,129,100		Year end	12/23/2021
2021	104	FV	541,400	5700	12,401.	554,400	1,101,500		Year End Roll	12/10/2020
2020	104	FV	541,400	5700	12,401.	554,400	1,101,500	1,101,500	Year End Roll	12/18/2019
2019	104	FV	433,200	5700	12,401.	554,400	993,300	993,300	Year End Roll	1/3/2019
2018	104	FV	433,200	5700	12,401.	491,100	930,000	930,000	Year End Roll	12/20/2017
2017	104	FV	405,600	5700	12,401.	411,900	823,200	823,200	Year End Roll	1/3/2017
2016	104	FV	405,600	5700	12,401.	411,900	823,200	823,200	Year End	1/4/2016
2015	104	FV	336,400	5800	12,401.	356,400	698,600	698,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAY ROGER P & H	71896-219	1	11/16/2018	Convenience	99	No	No		
DAY ROGER P-ET	57692-256		10/21/2011	Convenience	99	No	No		
	15762-448		8/1/1984		189,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2017	1657	Inter Fi	30,000	C				
10/17/2014	1382	Re-Roof	18,000					Re-roof flat and s
12/14/2012	1646	Manual	16,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
11/12/2008	Meas/Inspect	355	PATRIOT
12/16/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH					
Type:	12 - Multi-Conver		Full Bath	2	Rating:	Average																	
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																			
(Liv) Units:	2		Total:	2																			
Foundation:	3 - BrickorStone		3/4 Bath:	Rating:																			
Frame:	1 - Wood		A 3QBth:	Rating:																			
Prime Wall:	1 - Wood Shingle		1/2 Bath:	2	Rating: Average																		
Sec Wall:			A HBth:	Rating:																			
Roof Struct:	2 - Hip		OthrFix:	Rating:																			
Roof Cover:	1 - Asphalt Shgl		OTHER FEATURES																				
Color:	GRAY		Kits:	1	Rating: Average																		
View / Desir:			A Kits:	1	Rating: Good																		
GENERAL INFORMATION						Fpl:	Rating:																
Grade:	C+ - Average (+)		WSFlue:	Rating:																			
Year Blt:	1880	Eff Yr Blt:																					
Alt LUC:																							
Jurisdct:			Const Mod:																				
Lump Sum Adj:			Location:																				
INTERIOR INFORMATION						Total Units:																	
Avg Ht/FL:	STD		Floor:																				
Prim Int Wal	2	- Plaster	% Own:																				
Sec Int Wall:			Name:																				
Partition:	T	- Typical	DEPRECIATION																				
Prim Floors:	3	- Hardwood	Phys Cond:	AV	- Average	31.	%																
Sec Floors:			Functional:																				
Bsmnt Flr:	12	- Concrete	Economic:																				
Subfloor:			Special:																				
Bsmnt Gar:			Override:																				
Electric:	3	- Typical	Total:	31		%																	
Insulation:	2	- Typical	CALC SUMMARY																				
Int vs Ext:	S	Basic \$ / SQ: 170.00																					
Heat Fuel:	2	- Gas	Size Adj.:	1.02273691																			
Heat Type:	1	- Forced H/Air	Const Adj.:	1.00989902																			
# Heat Sys:	2							Adj \$ / SQ: 175.586															
% Heated:	100	% AC:	Other Features:	129000																			
Solar HW:	NO	Central Vac:	NO	Grade Factor:	1.10																		
% Com Wal			% Sprinkled:	NBHD Inf:	1.00000000																		
MOBILE HOME						NBHD Mod:																	
Make:						LUC Factor:	1.00																
Model:						Adj Total:	824630																
Serial #:						Depreciation:	255635																
Year:						Deprecated Total:	568994																
Color:																							
SPEC FEATURES/YARD ITEMS												PARCEL ID 161.0-0002-0021.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100		5,100						
A2	WOOD SHD	D	Y	1	7X19	A	AV	1970	7.50	T	39.2	104			600		600						
More: N						Total Yard Items: 5,700						Total Special Features:						Total: 5,700					
RESIDENTIAL GRID																							
1st Res Grid Desc: Line 1												# Units 1											
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
Other																							
Upper																							
Lvl 2																							
Lvl 1																							
Lower																							
Totals	RMs:	11	BRs:	4	Baths:	2	HB:	2															
CONDOS INFORMATION																							
Location:																							
Total Units:																							
Floor:																							
% Own:																							
Name:																							
REMODELING												RES BREAKDOWN											
Exterior:	No Unit	RMS	BRS	FL																			
Interior:	1	4	1																				
Additions:	1	7	3																				
Kitchen:																							
Baths:																							
Plumbing:																							
Electric:																							
Heating:																							
General:	Totals						2	11	4														
SUB AREA												SUB AREA DETAIL											
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten													
BMT	Basement	1,665	52.680	87,705	UAT	100	FLA		100	A													
FFL	First Floor	1,665	175.590	292,351																			
SFL	Second Floor	1,152	175.590	202,276																			
UAT	Upper Attic	288	122.910	35,398																			
OFF	Open Porch	51	44.440	2,266																			
ENT	ENTRY	25	26.660	667																			
Net Sketched Area: 4,846						Total: 620,662																	
Size Ad	2817	Gross Area	5710	FinArea	3105																		
IMAGE												AssessPro Patriot Properties, Inc											
																							